



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

Community Coordination Committee Meeting Summary State Street, 9000 South to 10600 South

To: Attendees Date: November 22, 2005
From: State Street Project Team CC: File
Project: State Street, 9000 South to 10600 South Meeting Location: Sandy City Hall
Subject: CCC #2 Meeting Sandy, UT

The following summary is the writer's interpretation of the meeting discussion. If there are any discrepancies or items that need clarification or correction, please notify Becky Henson.

The CCC #2 meeting was held at Sandy City Hall on Wednesday, October 19, 2005 from 8:00 am to 10:00 am. The following individuals were in attendance:*

Attendees:

- Kim Choate, America First Credit Union
- Randi Kennedy, America First Credit Union
- Kevin Wilde, Auto Mall
- Chris Sudol, BD Medical
- Steve Fairbanks, Century 21 Coventry
- Wally Bowler, Community Coordinator (District 2)
- Scott Perry, Gart Sports TSA
- Darwin Sorenson, Holiday Oil
- Herb Jenson, Jordan School District
- Rob Quit, Lakehills Cemetary
- David White, Lakehills Cemetary
- Jim Derrick, Larry H. Miller
- Quinn Nelson, PC Laptops
- Trina Klingler, Sandy City
- John Daich, Southtown Exposition Center
- John Montoya, UDOT Region 2 Project Manager
- Ken Talbot, UDOT Region 2 Design Enginner
- Oanh Le, UDOT Region 2 Design Engineer
- Ben Huot, UDOT Region 2 Design Engineer
- Kim Clark, Public Involvement Manager (H.W. Lochner)
- Becky Henson, Public Involvement Assistant (H.W. Lochner)



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

*All attendees may not be accounted for. If you were at the meeting, but your name is not on the list, please contact Becky Henson

I. Welcome/Introductions (10 min.)

- Kim Clark, of H.W. Lochner, welcomed attendees and invited them to share any thoughts, concerns or questions at any time throughout the meeting.
- All attendees introduced themselves and stated the business/organization that they were representing.

II. Meeting Objectives (5 min.)

- Kim briefly outlined the meeting agenda and explained the purpose of the meeting. The meeting objectives were as follows:
 - Provide updates regarding the State Street Project and other projects in the area.
 - Evaluate, expand and prioritize concerns from the first CCC meeting.
 - Identify traffic patterns and limitations during construction.

III. Project Status (10 min.)

- Kim reviewed the project commitments, project purpose and need and the project status. The CCC meeting schedule was outlined in conjunction with the current project schedule.

IV. Other Projects (10 min.)

- Questions/concerns from the committee are in italics and are followed by responses from the project team.
 - *There is concern regarding traffic impacts resulting from the construction of the new soccer stadium. There will be one parking stall per five seats. Have things changed with the announcement of the new soccer stadium? Has the construction of a pedestrian bridge been considered?*
 - Coordination is currently underway to ascertain what, if any, ramifications could result from the building of the soccer stadium. The environmental study area is already in place and must be adhered to. The only request regarding the stadium has been to install conduits for future tie-ins at 9400 South and State Street. Further information will be forthcoming as coordination continues.
- Kim provided an overview of other projects in the project area:
 - **11400 South EIS:** A record of decision is anticipated in summer 2005 and possible construction is anticipated summer/fall 2006. Please refer to www.udot.utah.gov/11400south for further information.
 - **State Street TRAX Bridge:** Design and right-of-way is currently underway and is expected to continue through May 2006. Construction is anticipated summer 2006 and



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

will overlap with the State Street, 9000 to 10600 South Project. Please refer to www.udot.utah.gov/midvalebridge for further information.

- **700 East, 9400 to Carnation Dr.:** Construction is currently underway and is expected to be complete in summer 2006. This project is anticipated to be complete before construction in the State Street Project corridor begins. Please refer to www.udot.utah.gov/700east for further information.
- **11400 South at State St. Intersection:** Utility work is anticipated fall 2005 and construction is expected to begin spring 2006. Please contact Catherine Curtis at 262-8700 or ccurtis@hwlochner.com for further information.
- **REAL Soccer Stadium at 9400 South State St.:** The stadium is anticipated to be complete in 2008. Construction is anticipated to begin in Fall 2006.

V. Concern Evaluation Exercise (45 min.)

- Kim explained that the CCC composed a list of concerns/suggestions at the previous meeting in July. These concerns/suggestions were listed and consequently grouped into categories. This exercise was designed to review the grouped concerns/suggestions, ensure that they were placed in the correct category and add any concerns not listed. Once all the concerns/suggestions were listed, committee members were allowed to place four dots next to any of the categories that they felt were the most important. The grouped concerns/suggestions are listed below with modifications in italics and the number of dots received in parentheses next to the category title:
- **Traffic Control/Lane and Road Closures (21)**
 - Impacts of other projects (11400 S intersection and interchange)
 - Plans for increases in traffic on alternate routes. How will these roads accommodate the substantial increase in the number of cars?
 - *Concern was expressed regarding increased traffic through neighborhoods. This issue was discussed in depth later in the meeting during the discussion of traffic patterns.*
 - Hours of construction limitations during busy times/holidays
 - *Mother's Day and Christmas were identified as big days for businesses in the area.*
 - *The definition of "busy times" was discussed as being a time when more customers tend to frequent the businesses. This time varies for each business so it is important to discuss the most general busy times. It is not possible to shut down construction for every holiday as this would delay the project completion. It would be helpful if businesses composed a list of their most busy times.*
 - Restricted traffic flow during construction
 - *The group discussed various emergencies, including a situation in which a pipe breaks. This is the reason for having utilities contacts and emergency plans already in place.*
 - Alternate route closure
 - Compile list of scheduled business events to prevent traffic delays
 - New soccer field



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

- *Construction times for the State Street Project and the new soccer stadium developments will overlap. Coordination will continue to take place and any updates regarding the project will be provided.*
- Parking developments near the South Town Expo Center
 - *Design is on hold until further notice.*
- Better signage for detour routes
 - *It is important that detour routes clearly indicate how to get around a construction zone.*
- Unexpected emergency that disrupts traffic flow
- Shutting down alternate routes
- Compile a list of scheduled business events to prevent traffic delays
- Removal of unused cones for blocked lanes
- Visibility of message board signs displaying alternate routes
- Location of signs for detour routes
- *Frontage road width from two to four lanes to reduce traffic congestion*
- *Construction vehicle routes sometimes conflict with other projects as well as the public. It may be possible to re-stripe the frontage road for improved traffic flow. In order to change the width of the frontage road, another environmental study would need to be done.*
- **Design Concerns (0)**
 - Landscaping (weeds are unsightly)
 - Length of medians and timing of their placement
- **Public Information/Responding to the Public (10)**
 - Contractor incentives (What are they and how do they work?)
 - Utility contacts
 - Media liaison (Who is it? How is it accomplished?)
 - Public relations contact person to relay information to public effectively
 - Reach people without email *by using the following methods:*
 - *Hotline*
 - *Website*
 - *Highway Advisory Radio*
 - *Message boards on I-15 to recommend exits when traffic backs up in one area*
 - *Local radio stations could play information regarding the project schedule*
 - *Advertisements, newsletters*
- **Property Access/Business Impact Mitigation (20)**
 - Pedestrian safety concerns regarding sidewalk access
 - Parking access on State Street
 - Business access, especially during peak hours
 - Access during extended business hours for holidays/events
 - Maintenance of business
 - *Businesses want a definite project schedule. A baseline schedule will be provided once a contractor is on board in approximately July 2006.*



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

- *Concern was expressed regarding the maintenance of business during construction and getting business back after construction. Kim informed attendees that there are a variety of creative methods to encourage customers to visit businesses along State Street. A business mitigation plan is currently underway to assist businesses by providing tips and ideas. It is possible for businesses to do joint advertising and/or events (i.e. a full-page ad with all of the business logos stating that "Businesses along State Street are open," a hard hat block party or a sandbox party). The key is to be proactive. Giving advance notice of construction to customers creates loyalty and keeps customers coming back.*

- **Quality of work (0)**

- Quality of construction guarantee (materials, overall project)
- *Warranty*
- *Anticipate future needs. The project should not be obsolete before it is complete.*

- **Schedule (5)**

- Penalty to contractor for exceeding the time constraints
- *Delivery of project timeline*
- Stay on schedule for construction
- *Short/fast project schedule*

- **Noise (0)**

- Sound wall
- Preliminary noise wall studies
- *Landscaping along State Street in between the sidewalk and the wall was discussed. The plans state that the sidewalk goes right up to the wall so no landscaping is necessary.*
- *Coordination is taking place with utilities such as South Valley Betterment, Utah Power and Sandy City*

VI. Brainstorming Workshop (30 min.)

- The attendees were assembled into groups and invited to gather around the project maps in the room to brainstorm ideas for alternate traffic patterns and any schedule limitations. After 30 minutes, everyone came back together to list all possible suggestions. Once all of the suggestions were listed, committee members determined which ones could possibly be included in the contractor incentives. The possible suggestions are listed below:
 - Minimize landscaping to maintain budget
 - Use Tower Ridge Road to Monroe for northbound traffic
 - Initiate cooperative advertising between businesses and/or the DOT
 - Use 10000 South and the Jordan Gateway as alternate routes, considering the speed limit
 - Continue access to BD Medical
 - Widen the frontage road from three to four lanes to accommodate commuter traffic
 - Minimize construction during peak hours
 - Reinstate a left turn into the cemetery



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

- Use 150 East to access 9000 South
- Coordinate with UTA to provide a shuttle and/or bus service
- Use 300 East as an alternate route
- Connect 9400 South over or under I-15 so it continues through
- Widen Monroe and increase the duration of the left-turn signal
- Explore the possibility of putting in a pedestrian overpass at 9400 S and State St.
- Suggestions that could possibly be included in the contractor incentives are listed below:
 - Consider pedestrian traffic to schools
 - Modify transportation for schools
 - Provide weekly/daily updates for pedestrian/auto traffic
 - Provide access that is available to all businesses*Provide dust control
 - Have the contractor optimize traffic control*Construct half of a driveway at a time (don't shut it down completely)
 - Ensure that the contractor will respond to concerns efficiently
 - Provide training for contractors to assist them in addressing public concerns
 - Maintain accessibility to businesses at all times
 - Consider pedestrian traffic safety at 9400 South and State
 - Take into account peak business times
 - Auto Mall – summer and early fall
 - South Town Expo Center – spring and fall, Friday nights and Saturdays from 11 a.m. to 4 p.m.
 - Lakehills Cemetery – winter
- Steve Fairbanks recommended contacting W.W. Clyde, a contractor. He was impressed with the way they coordinated with businesses.
- Kevin Wilde asked how construction would occur along State Street once it begins.
 - *Work will take place either on the northbound or southbound side of the road. Once one side is complete, the other side will be done.*
 - *The canal crossings will be done all at once.*
 - *Two lanes will be maintained in each direction.*
- The need for exploring the possibility of a pedestrian overpass was brought up again. Attendees pointed out that there will be a TRAX stop as well as an increase in pedestrian traffic from the new soccer stadium.
 - *Coordination will continue to take place regarding the new soccer stadium.*
- Kim stated that preliminary evaluation criteria (incentives for the contractor) will be composed from the comments received at this meeting. This criteria will be discussed at the next CCC meeting in January.
- John Montoya reminded CCC members of their important role in relaying project information to other businesses.



H.W. Lochner, Inc. ■ 310 East 4500 South, Ste. 600 ■ Salt Lake City, UT 84107 ■ Phone 801.262.8700 ■ Fax 801.262.8885

- Kim stated that the Public Involvement Team will meet with any groups or businesses who request project information. She also summarized the ways in which CCC members can contribute, which include:
 - Attend all meetings and actively participate.
 - Share information received with employees, clients and locals.
 - Communicate any comments/concerns to the Public Involvement Team.
 - Stay positive and remember the benefits.

VII. Meeting Summary (15 min.)

- Kim thanked everyone for attending the meeting and for the feedback they offered. She suggested that attendees coordinate with their various constituents, coworkers and/or clients in order to obtain their opinions and bring them back to the next meeting.

VIII. Upcoming Meetings (5 min.)

- The next CCC meeting will be held on January 18, 2006 at 8:00 am at the Sandy City offices in the same room (Room 341).